

REAL ESTATE AUCTION

Wednesday October 16, 2024 @ 4pm.
11840 W. Bancroft St., Swanton OH 43558

Auction held on location

Offered Multi Parcel

Buy Individually or by the unit!

Richfield Twp-Lucas County-Evergreen Schools

Tract 1-4.2689 Acres

House & Bldg.

Split from
Parcel # 57-29024

Tract 2

Tract 1

4.76+
Acres

4.26+
Acres

New Survey!

House
Bldg.

W. Bancroft



Owner-Patrick Carroll & Timothy
Carroll Successor Trustee's

Open For Inspection: Preview: Tuesday October 8, 2024, from 5-6:30pm.

Taxes:	To be determined
Year Built:	1887
Sq Ft:	2241
Lot Size:	4.2689 Acres, 225' Frontage
<i>Main Floor</i>	
Kitchen:	9' x 11'6", linoleum floor, stove, dishwasher & refrigerator.
Dining Room:	12'6" x 6'11"
Living Room:	25' x 16'8", carpet, cove ceiling.
Bedroom:	10'8" x 15'10", carpet, ceiling fan.
Storage Room:	16'10" x 9', wood floor
Bath:	7'9" x 8", full
<i>Upstairs</i>	
Bedroom:	10'9" x 16'7", carpet, ceiling fan.
Bedroom:	8'7" x 8'11", carpet.
Bedroom:	17' x 14'8"
Bath:	8' x 7"
Foundation:	Full basement
Roof:	Asphalt shingle
Windows:	Vinyl replaced
Driveway:	Gravel
Heating:	Hot water boiler heat
Water Heater:	40gal. LP, hot water heater. Propane, tank rented by Lyons propane
Electric:	100 amp, breaker, Toledo Edison
Water/Sewer:	Septic located west of house. Well water.

whalenauction.com

Tract 2-4.7617Acres



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REALTY & AUCTION, LTD.

**Auctioneers: John & Jason Whalen,
Mike Murry**

419-875-6317, 419-337-7653

Terms: \$10,000.00 down in certified funds on each tract the day of the auction non-refundable with balance at closing. Closing held on or before 45 days. Have finances ready, selling with immediate confirmation, as is where is." No Buyer's Premium. Possession at closing. All information was derived from sources believed to be correct but not guaranteed. Dimensions are approximate. Buyers need to rely entirely on their own judgement and inspections of property records. Announcements made the day of the auction take precedence over printed materials.